Davidson County DEEDWARR
Recvd: 07/19/07 10:40 2 pgs
Fees:13.00 Taxes:699.30

20070719-0085871

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gail L. Scherer	Primary Residential Mortgage, Inc.	Map 091
5306 Elkins Avenue	4750 West Wiley Post Way	Group 15
Nashville, TN 37209	Salt Lake City, UT 84116	Parcel 050

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Bernice Fetherling, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gail L. Scherer, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Being part of what was formerly known as the right of way of Richland Creek Extension of the West Nashville, Branch of Nashville, Chattanooga & St. Louis Railway lying on the west side of the centerline of the survey of said extension fronting 20 feet on the north side of Elkins Avenue and extending northwardly therefrom between parallel lines 150 feet.

Being the same property conveyed to M.J. Fetherling by deed from The Nashville, Chattanooga & St. Louis Railway, a Tennessee Corporation, of record in Book 1224, Page 425, Register's Office for said County, dated September 21, 1942. The said M.J. Fetherling now being deceased. M.J. Fetherling died leaving as sole heirs Joe Fetherling, Tom Fetherling, and Bernice Fetherling. And being the same property conveyed to Bernice Fetherling by Quitclaim Deed from Joe Fetherling, Heir of the Estate of M.J. Fetherling of record in Instrument 20070719-0085869, said Register's Office, and being the same property conveyed to Bernice Fetherling by Quitclaim Deed from Tom Fetherling of record in Instrument 20070719-0085870, said Register's Office.

AND,

BEING part of Block No. 5 of The Realty Savings Bank & Trust Company's Revised Plan of the west extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Elkins Avenue 350 feet east of the northeast corner of said Avenue and Richland Avenue, and being 39.6 feet west of the west right of way line of the N.C. & St. L. Railroad; thence northerly parallel to the right of way line to said railroad, 150 feet to a point; thence easterly 39.6 feet to the west line of the right of way of said railroad; thence with the same southerly 150 feet to the north margin of Elkins Avenue; thence with the margin of the same westerly 39.6 feet to the point of beginning.

Being the same property conveyed to Mathew J. Fetherling and wife, Bernice Fetherling by deed from First Federal Savings and Loan Association of Nashville, of record in Book 1262, Page 7, Register's Office for said County, recorded April 22, 1944. The said Matthew J. Fetherling now deceased.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 18, said Register's Office.

M.J. Fetherling and Mathew J. Fetherling being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5306 Elkins Avenue, Nashville, TN 37209

FILE BOX 45

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of July, 2007.

Bernice Fetherling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice Fetherling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.